

ACCESSORY STRUCTURE

GARAGES & SHEDS

DEFINITION: A building or portion of the principal structure which is used by a resident of the property to store motor vehicles, recreational equipment or other personal property.

1. The total amount of garage/accessory structure space, cannot exceed 1,200 square feet on a single and two-family dwelling, including an attached garage to the principle structure.
2. Detached accessory structures in excess of 900 square feet in floor area must meet the same setback requirement as the principal structure. The architectural style, color and facing material of the garage/shed structure shall be compatible with the principal structure.
3. The number of detached accessory structures shall not exceed three (3) per dwelling.
4. In addition to the above, each dwelling unit is permitted other freestanding accessory structures. These accessory structures shall not exceed 200 square feet in floor area for each structure or have a door exceeding six (6) feet in width. The total area of all such accessory structures shall not exceed 400 square feet in floor area.
5. All single family dwelling units must maintain 484 square feet of garage space accessible to vehicle storage and shall have a minimum width of 22 feet and a minimum depth of 22 feet. (4/20/04)
6. Building permits are required for any structure larger than 200 square feet. Garage/accessory structures can be used for the storage of motor vehicles or recreational equipment.
7. Maximum height for a garage/shed structure is 20 feet; and may not exceed the height of the principal structure. Floor area shall mean the gross horizontal area of the main floor of a structure plus the horizontal area of any other floor level having a minimum vertical clearance or ceiling height of five (5) feet.
8. No detached garage/accessory structure shall be built on an easement. No detached garage/accessory structure shall be constructed on any lot prior to the time of construction of the principal structure.
9. No more than 30% of the lot shall be covered by the structures, driveways, or parking area.
10. SETBACKS

LDR-1 Zoning District	Attached Garage	Detached Garage/ Storage Space Less than 900 sf in Area	Principal Structure/ Detached Garage/ Storage Space - 900 sf or more in Area
Front Setback	40	40	40
Side yard Setback	10	10	15
Rear Setback	50	10	50
Corner Lot Setback From Side Street	20	20	20
LDR-2 Zoning District	Attached Garage	Detached Garage/ Storage Space Less than 900 sf in Area	Principal Structure/ Detached Garage/ Storage Space - 900 sf or more in Area
Front Setback	35	35	35
Side yard Setback	5	5	10
Rear Setback	35	5	35
Corner Lot Setback From Side Street	20	20	20

ALL SETBACKS ARE MEASURED FROM PROPERTY LINES, NOT STREET LINES.

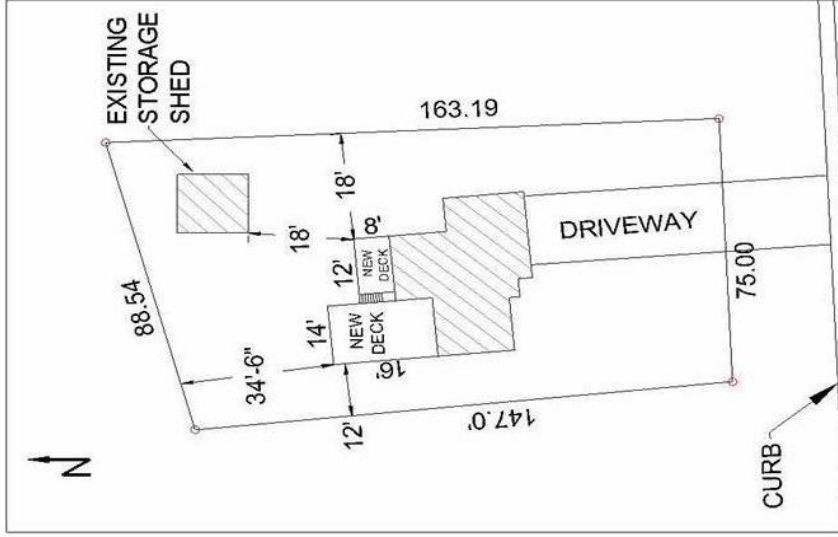
No accessory structure may be closer to the front lot line than the principal structure, unless the lot has the Mississippi River or Crooked Lake shoreline as the rear lot line.

11. BUILDING PERMIT FOR DETACHED GARAGE/ACCESSORY STRUCTURE REQUIREMENTS:

A building permit application, along with (2) sets of detailed construction plans and a site plan, must be submitted to this office for plan review prior to a permit being issued. It will be necessary that you allow a minimum of five working days for the plan review process. You will be notified by telephone when the review has been completed and a building permit can be obtained.

EXAMPLE SITE PLAN

USE CERTIFICATE OF SURVEY
CONTACT BUILDING DEPARTMENT



Jack & Jill Smith
3505-89th Ave. NW.

1"=20' SCALE

SHOW ON PLAN

1. LOT LINES.
2. LOT DIMENSIONS.
3. OWNERS NAME.
4. ADDRESS.
5. DRIVEWAY.
6. POND/LAKE/STREAM.
7. EASEMENTS.
8. POWER SUPPLY.
9. DIMENSIONS TO PROPOSED PROJECT AND ALL OTHER STRUCTURES.
10. SIZE OF NEW STRUCTURE.
11. DIMENSIONS TO LOT LINES.
12. DIMENSIONS TO OTHER BLDGS.
13. INCLUDE YARD SETBACKS AND EASEMENTS ON SIDE, FRONT, AND BACK YARDS.
14. LABEL ALL ADJACENT STREETS.
15. INCLUDE SCALE.

NOTE: PLEASE PROVIDE (2) COPIES OF THE PROPOSED SITE PLAN.

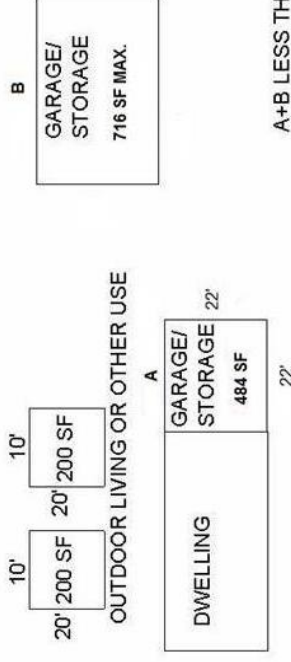
IF A COMPLETED SITE PLAN IS NOT PROVIDED, THE PLAN REVIEW PROCESS WILL BE DELAYED.

GOPHER STATE 1 CALL
FOR UTILITY LOCATIONS
651-454-0002 OR 811

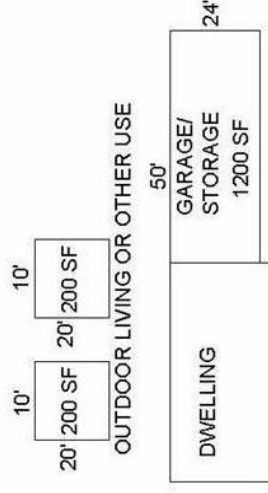
GARAGE SIZES ALLOWED

1,200 SQUARE FEET OF ATTACHED OR DETACHED GARAGE/ACCESSORY STRUCTURE STORAGE IS ALLOWED. OTHER DETACHED STRUCTURES OF UP TO 200 SQ FT PER STRUCTURE WITH AN AGGREGATE TOTAL OF 400 SQ FT.
NOTE : NO MORE THAN 3 DETACHED ACCESSORY STRUCTURES WILL BE ALLOWED PER LOT.

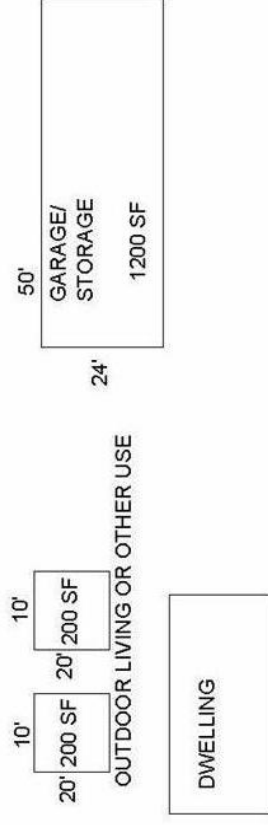
EXAMPLE 1



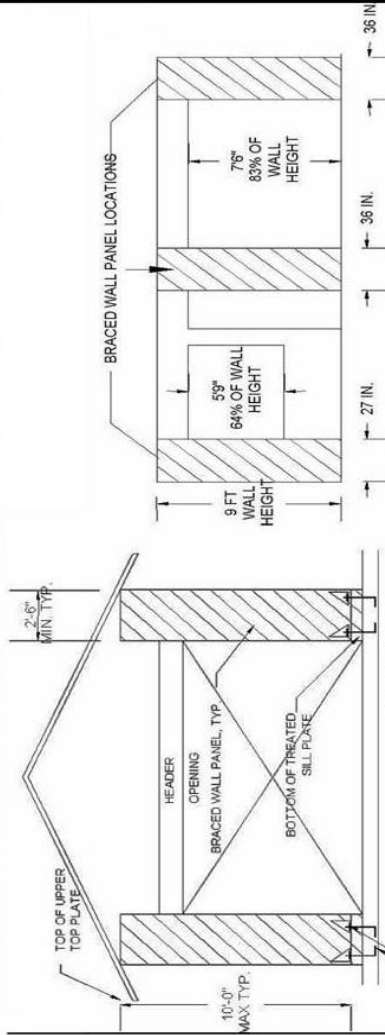
EXAMPLE 2



EXAMPLE 3



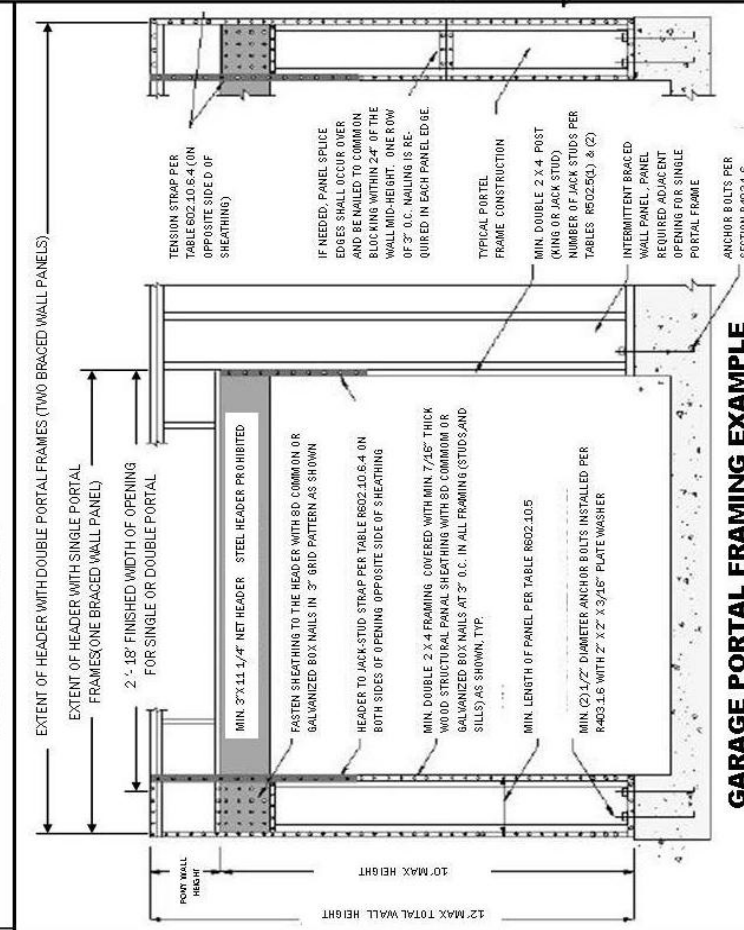
CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING



NARROW BRACED WALL PANEL EXAMPLE



ONE STORY BUILDINGS



GARAGE PORTAL FRAMING EXAMPLE



TABLE R602.10.5.2

PARTIAL CREDIT FOR BRACED WALL PANEL LESS THAN 48 INCHES IN ACTUAL LENGTH

ACTUAL LENGTH OF BRACED WALL PANEL (inches)	CONTRIBUTING LENGTH OF BRACED WALL PANEL (inches) ^a
48	8-foot Wall Height
42	36
36	27
N/A	N/A

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

N/A = Not Applicable.

a. Linear interpolation shall be permitted.

TABLE R602.10.6.1

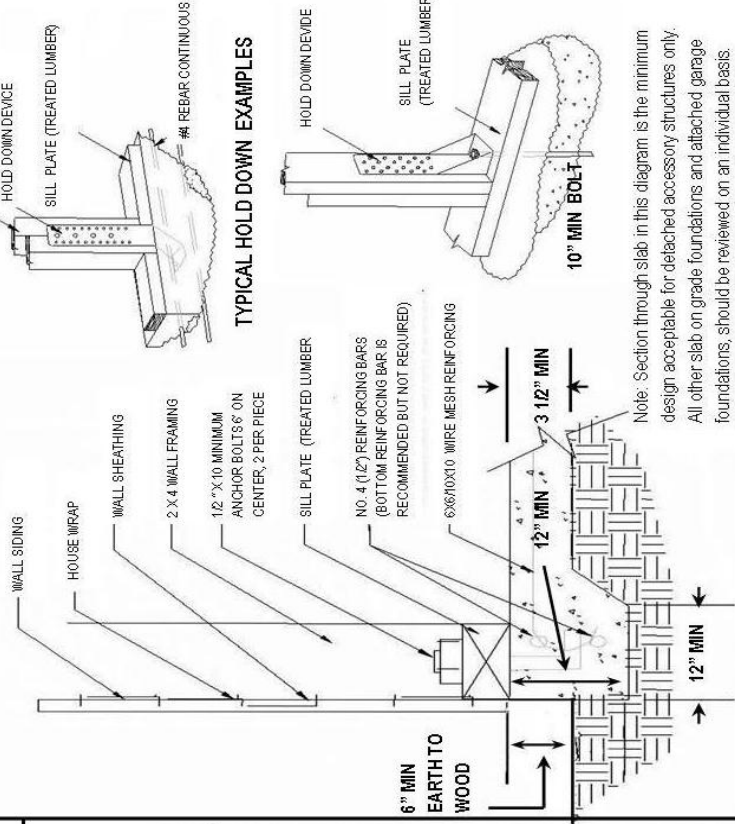
MINIMUM HOLD-DOWN FORCES FOR METHOD ABW BRACED WALL PANELS

SEISMIC DESIGN CATEGORY AND WIND SPEED SUPPORTING STORY	HOLD DOWN FORCE (pounds)
One story	8 feet 9 feet 10 feet 11 feet 12 feet
First of two stories	1,800 1,800 1,800 2,000 2,200
Wind speed < 110 mph	3,000 3,000 3,000 3,300 3,600

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

SLAB ON GRADE DETAIL



Note: Section through slab in this diagram is the minimum design acceptable for detached accessory structures only. All other slab on grade foundations and attached garage foundations, should be reviewed on an individual basis.